139.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,223,600 / 1,223,600
					USE VALUE:	1,223,600 / 1,223,600
					ASSESSED:	1,223,600 / 1,223,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YUAN LIZHANG &
Owner 2:	ZHANG LI
Owner 3:	
Street 1:	156 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHUERHOFF CHARLES -
Owner 2:	EVANS PATRICIA A/TRUSTEES -
Street 1:	156 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,350 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Clapboard Exterior and 2332 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	666,200	7,900	549,500	1,223,600
Total Card	0.146	666,200	7,900	549,500	1,223,600
Total Parcel	0.146	666,200	7,900	549,500	1,223,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.70 | /Parcel: 524.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	89380
GIS Ref	
GIS Ref	
Insp Date	11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	666,200	7900	6,350.	549,500	1,223,600	1,223,600	Year End Roll	12/18/2019
2019	101	FV	502,700	7900	6,350.	580,000	1,090,600	1,090,600	Year End Roll	1/3/2019
2018	101	FV	502,700	7900	6,350.	427,400	938,000	938,000	Year End Roll	12/20/2017
2017	101	FV	502,700	7900	6,350.	409,000	919,600	919,600	Year End Roll	1/3/2017
2016	101	FV	501,200	7900	6,350.	378,500	887,600	887,600	Year End	1/4/2016
2015	101	FV	481,600	7900	6,350.	317,500	807,000	807,000	Year End Roll	12/11/2014
2014	101	FV	481,600	7900	6,350.	310,100	799,600	799,600	Year End Roll	12/16/2013
2013	101	FV	481,600	7900	6,350.	295,500	785,000	785,000		12/13/2012

!10759!

PRINT

Date	Time
12/11/20	01:02:10

LAST REV

Date	Time
04/02/19	13:52:33
apro	
10759	

USER DEFINED

Prior Id # 1:	89380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHUERHOFF CHAR	67092-184		4/14/2016		970,000	No	No		
SCHUERHOFF CHAR	53701-500		10/20/2009	Family	99	No	No		
MILLER ELLIOTT	45458-376		6/24/2005		846,500	No	No		
	14164-190		12/1/1980		112,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2007	1108	Redo Bat	37,000			G9	GR FY09	demo existing bath
3/3/2004	127	New Wind	26,000			G6	GR FY06	21 windows
11/12/1996	599		60,000					2 STORY ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	189	PATRIOT
12/28/2005	MLS	HC	Helen Chinal
2/15/2005	Permit Visit	BR	B Rossignol
12/9/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
7/8/1997		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	90.	0.96	10									549,452						549,500	

Total AC/HA: 0.14578 | Total SF/SM: 6350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 549,452 | Spl Credit | Total: 549,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10025728
Const Adj.:	1.00879824
Adj $ / SQ:	138.742
Other Features:	134500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698375
Depreciation:	32125
Depreciated Total:	666250

COMMENTS

OF=SINK IN BMT & XTRA SINK IN BTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

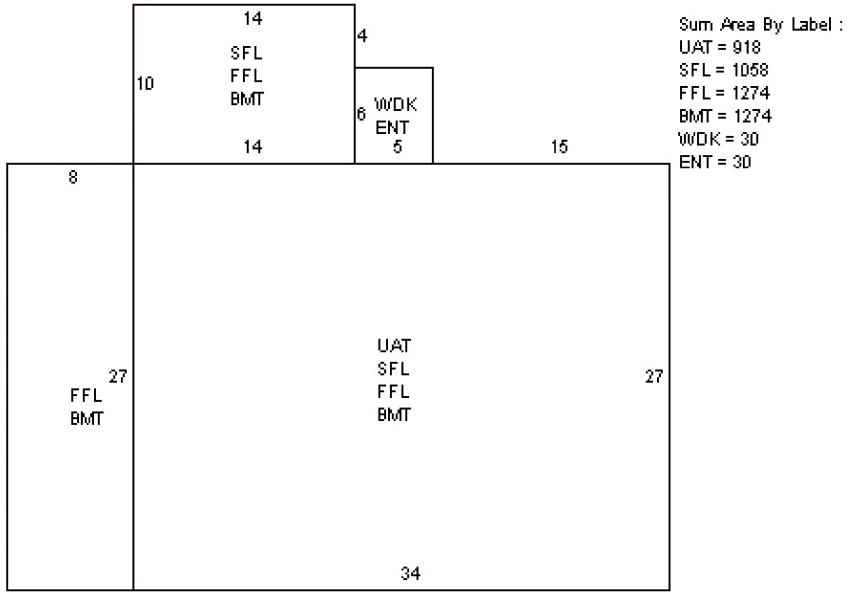
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.53
Special Features:	0	Val/Su Net:	171.00
Final Total:	666200	Val/Su SzAd	285.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,274	41.620	53,027
FFL	First Floor	1,274	138.740	176,758
SFL	Second Floor	1,058	138.740	146,789
UAT	Upper Attic	230	55.500	12,737
ENT	ENTRY	30	26.630	799
WDK	Deck	30	16.140	484
	Net Sketched Area:	3,896	Total:	390,594
Size Ad	2332	Gross Are	4584	FinArea 2332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	G	VG	1940	27.43	T	20	101			7,900			7,900

More:	N	Total Yard Items:	7,900	Total Special Featues:		Total:	7,900

IMAGE

AssessPro Patriot Properties, Inc